BLOCK 3 LOT 3 & PT OF LOT 1
IN OR 1904/1129
YULEE WOODS #2 PB 5/83 & 83

ARNETT FREDERICK H JR
85454 FLYING A RANCH
YULEE, FL 32097

2026

42-2N-27-4612-0003-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

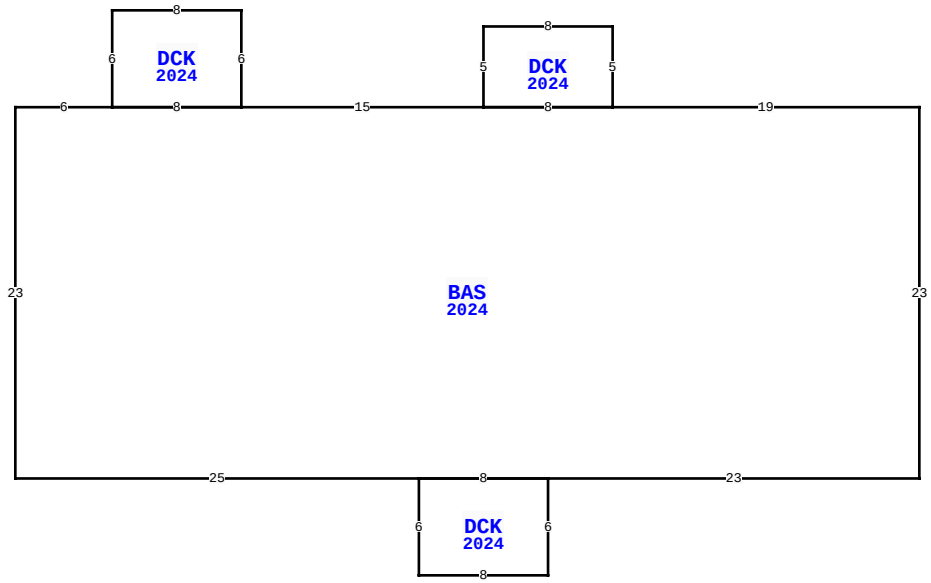
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	2024	1,288	56,940
DCK	40	15	2024	6	265
DCK	48	15	2024	7	310
DCK	48	15	2024	7	310
TOTALS	1,424			1,308	57,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,308	122.8000	110.52	144,560	1999	1999	0	0	0	60.00	40.00

1 M/H 94+ 0% - 2024 Heated Area: 1288 HX Base Yr



85809 ALENE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	57,824
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	147,824
SOH/AGL Deduction	4,828
ASSESSED VALUE	142,996
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	142,996
TOTAL JUST VALUE	147,824
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,342

DW/MH VIN: PSHGA21753(A/B) _ TITLE: 77047081 & 770

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145549	CO ISSUED	0	06/10/2014
MH145549	MH MOVE-ON	0	03/01/2014
B1327972	DEMO MH	650	11/01/2013
7169	MH MOVE-ON	42,000	03/08/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1904/1129	2/26/2014	WD	Q	V	01	27,500
GRANTOR: JONES DEWEY A JR						
GRANTEE: ARNETT FREDERICK H						
0654/0539	4/09/1992	WD	Q	V		19,000
GRANTOR: SHEFFIELD WM ETAL						
GRANTEE: JONES DEWEY A JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-40,-20] E6 E8 E15 E8 E19 S23 W23 W8 W25 N23 $
DCK=[YR=2024;ORIG=-15,3] E8 S6 W8 N6 $
DCK=[YR=2024;ORIG=-34,-26] E8 S6 W8 N6 $
DCK=[YR=2024;ORIG=-11,-25] E8 S5 W8 N5 $
.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 06/17/2024 BY KW Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS